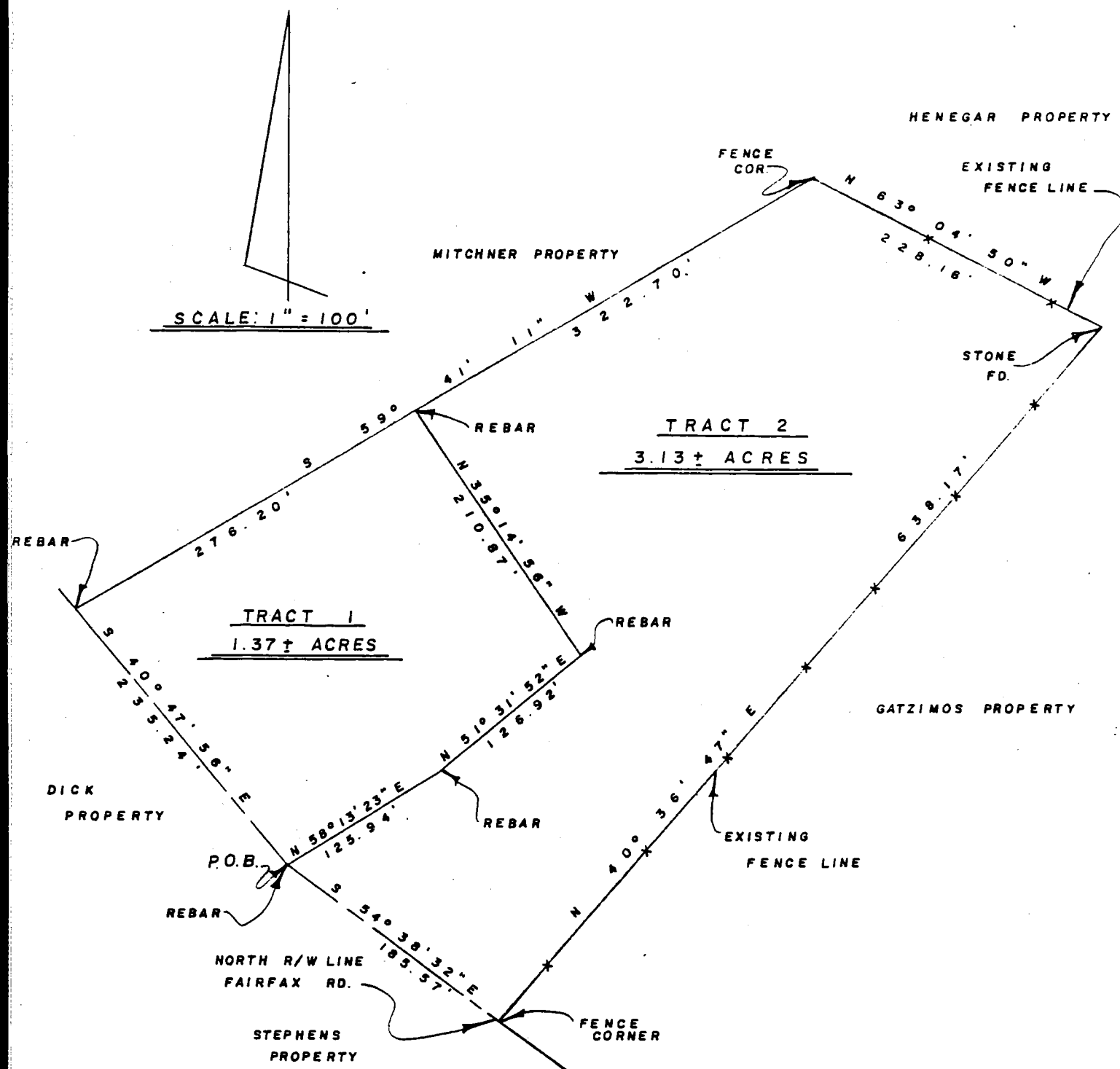


# TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

*Perry*  
*See 34*  
103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor; licensed in compliance with the Laws of the State of Indiana; that the above plat and the enclosed descriptions correctly represent a land survey completed under my supervision on October 28, 1982; that all the monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.



Sec 34

SCOTT ENSLEY

Scale  
 $\frac{1}{4}'' = 10'$ 

Per M25

N 87° 39' 01" E ROAD

N 87° 39' 01" E

413.38

321.37

1547.76' NORTH  
1891.82' EAST  
SW CORNER  
SW 1/4, SECT 34  
T 8 N, R 1 W

1566.71' NORTH  
2304.85' EAST  
SW CORNER  
SW 1/4, SECT 34  
T 8 N, R 1 W

{ Four bedroom duplex  
no basement

WEST LOT

EAST LOT

3.24 ACRES

2.52 ACRES

413.38

321.37

S 87° 39' 01" W

S 87° 39' 01" W

TWO LOT SUBDIVISION

SCALE 1" = 200'

$$\begin{array}{r}
 20' \times 36' = 720 \\
 \times 2 \\
 \hline
 1440 \\
 40' \times 8' = 320 \\
 \times 2 \\
 \hline
 640 \\
 20' \times 24' = 480 \\
 \times 2 \\
 \hline
 960 \\
 \hline
 3040 \text{ sq ft w/o 1/2}
 \end{array}$$

DESCRIPTION: WEST LOT

A part of the Southwest quarter of Section 34, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 1547.76 feet North and 1891.82 feet East of the Southwest corner of the said Southwest quarter in said Section 34, thence running North 87 degrees 39 minutes 01 seconds East for 413.38 feet, thence South 00 degrees 43 minutes 56 seconds West for 341.07 feet, thence South 87 degrees 39 minutes 01 second West for 413.38 feet, thence North 00 degrees 43 minutes 56 seconds East for 341.07 feet and to the point of beginning. Containing in all 3.24 acres, more or less.

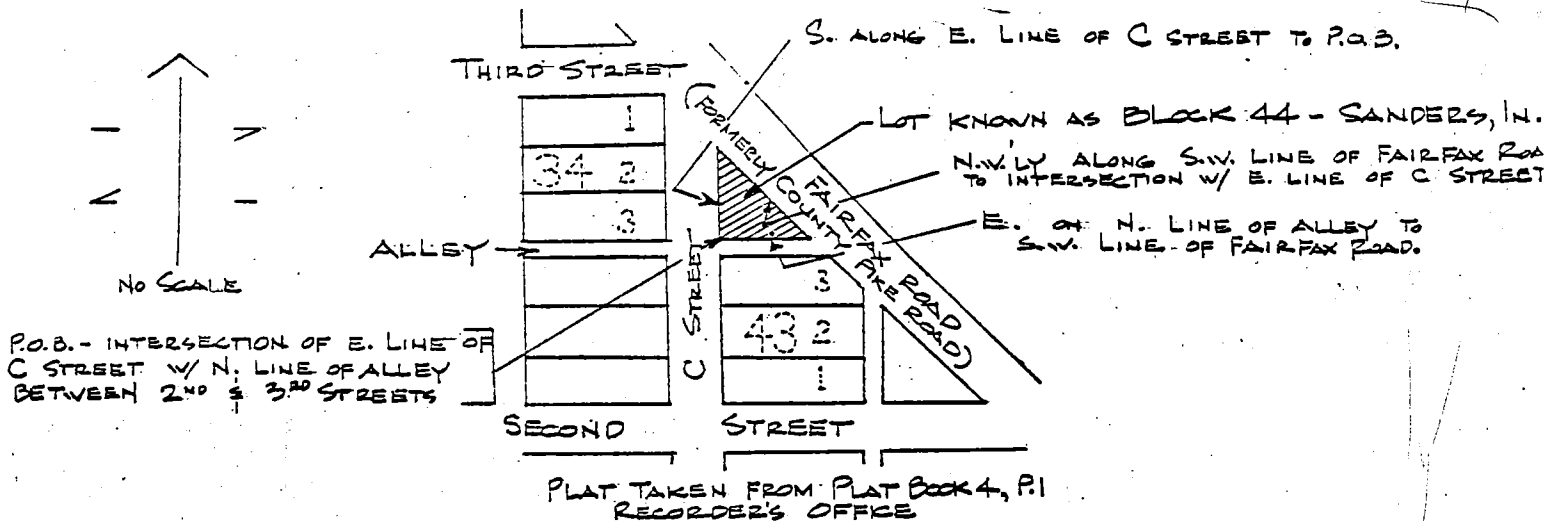
DESCRIPTION: EAST LOT

A part of the Southwest quarter of Section 34, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 1566.71 feet North and 2304.85 feet East of the Southwest corner of said Southwest quarter in said Section 34, thence running North 87 degrees 39 minutes 01 second East for 321.37 feet and to the centerline of said Section 34, thence South along said half section line 00 degrees 43 minutes 56 seconds West for 341.07 feet, thence South 87 degrees 39 minutes 01 second West for 321.37 feet, thence North 00 degrees 43 minutes 56 seconds East for 341.07 feet and to the point of beginning. Containing in all 2.52 acres, more or less.

# EXHIBIT A BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603

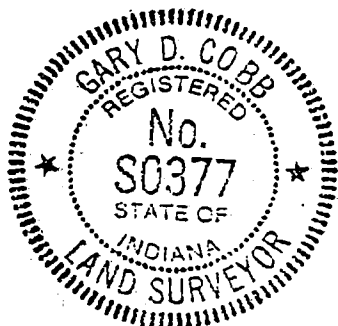
Sec 34  
Sec 34



## SANDERS-BLOCK 44 DESCRIPTION

A triangular lot known as Block 44 in the Town of Sanders, Indiana, legally described as follows: Beginning at the intersection of the East line of C Street and the North line of the alley located between Second and Third Streets in said Town of Sanders, Indiana, as shown on the plat of said Town recorded in Plat Book 4 at page 1 in the office of the Recorder of Monroe County, Indiana, thence East over and along the North line of said alley to the Southwest line of Fairfax Road (formerly County Pike Road), thence Northwesterly along the Southwest line of said Fairfax Road to the intersection with the East line of said C Street, thence South over and along the East line of said C Street to the point of beginning.

Description prepared by the undersigned from a plat recorded in Plat Book 4 at page 1, Recorder's Office, Monroe County, Indiana.



*Gary D. Cobb*  
Gary D. Cobb  
Registered Land Surveyor  
Indiana Registry #S0377  
March 15, 1983

Robert C. Sipes, Registered Land Surveyor

RSID002283

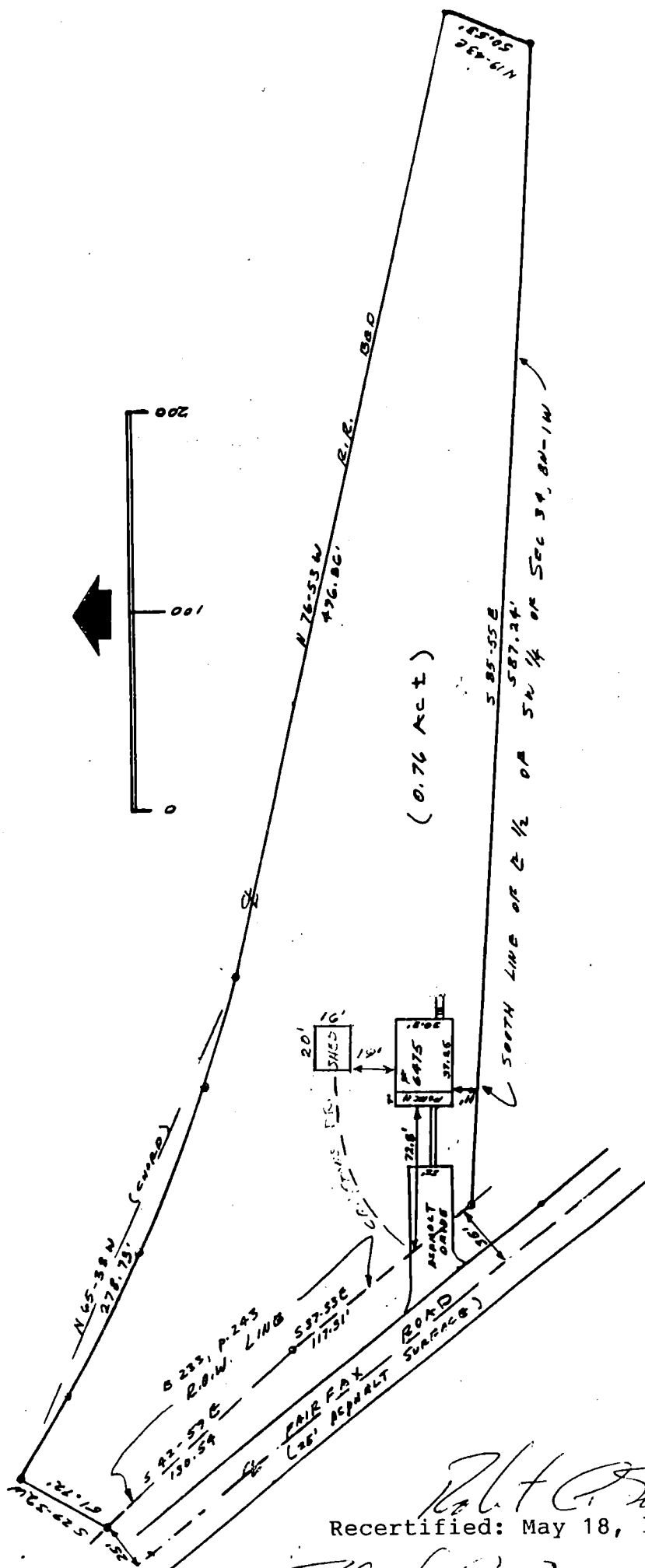
Ind. Reg. No. 9016  
P.O. Box 5311

Phone (812) 333-2984  
Bloomington, IN 47402

PLAT OF SURVEY

November 4, 1985

Part of East half of Southwest quarter of Section 34, 8N-1W, Monroe Co., IN



Sec 34  
Plat 26

Signed:

*Robert C. Sipes*

Recertified: May 18, 1995

Surveyors Job NO. 85110401

Boundary Surveys. Subdivisions. Mortgage Surveys. Mapping.



Plat of Survey Cont'd  
Surveyors Job No. 85110401

November 4, 1985

**Legal Description:**

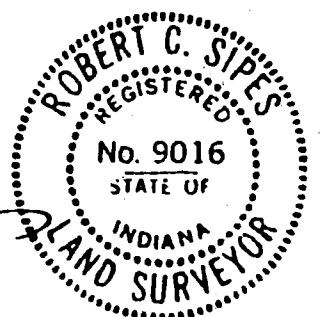
Three-fourths (3/4) of an acre in the East Half of the Southwest Quarter of Section Thirty-four (34) in Township Eight (8) North Range One (1) West, and being all that part of the following described tract of land that lies South of the Chicago, Indianapolis and Louisville Railroad (formerly the Louisville, New Albany and Chicago Railroad) and described as follows, to-wit:

Beginning at the half mile post in the section line on the south side of said Quarter; running thence seventy-two (72) poles to the center of Ramp Creek; thence South Seventy-nine and one-half (79½) degrees West Twelve (12) poles and five (5) links, cornering with a Mulberry tree; thence South thirty-two (32) degrees, West thirty-two (32) poles; thence South forty and one-half (40½) degrees West Sixteen (16) poles; thence South Twenty-nine (29) degrees West thirty-nine (39) poles and nine (9) links to the line dividing Townships Seven and Eight North Range One (1) West; thence with said Township line eight-four and one-fourth (84¼) degrees East Sixty-three (63) poles and eighteen (18) links to the place of beginning. Being that part of said above described land lying south of said railroad and containing three-fourths (3/4) of an acre.

Being more particularly described as follows:

Beginning at a point where the South line of said Southwest quarter intersects the Easterly right-of-way of Fairfax Road, thence on said South line South 85 degrees 55 minutes East 587.24 feet; thence North 19 degrees 43 minutes East 50.53 feet to a point on the centerline of an abandoned railroad bed; thence on and along said centerline North 76 degrees 53 minutes West 496.86 feet; thence on the long chord of a curve to the right North 65 degrees 38 minutes 278.73 feet; thence South 29 degrees 32 minutes West 51.72 feet to a point on the afore-said Easterly right-of-way line; thence on said right-of-way line South 42 degrees 59 minutes East 130.54 feet; thence continuing on said right-of-way line South 37 degrees 33 minutes East 117.31 feet to the point of beginning, containing 0.75 acre, more or less.

Recertified: May 18, 1995



**SURVEYOR LOCATION REPORT**

**THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.**

**PROPERTY ADDRESS: 6475 South Fairfax Road**  
**PROPERTY DESCRIPTION:**

**See Attached Legal Description**

Field Inspection Made: May 18, 1995

This Survey being recertified this 18th day of May, 1995

Signed: \_\_\_\_\_

Subject Property is not located within a designated flood plain.

**DESIGNATED PARTIES**

**MORTGAGEE**  
**OR ASSIGNEES:**  
**TITLE CO.:**  
**OTHER:**

**REFERENCE NO.**

**REFERENCE NO.**

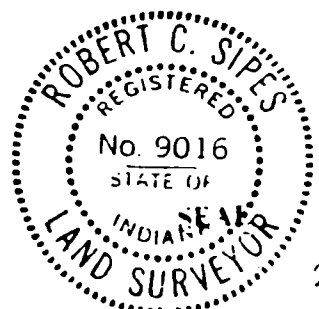
I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. **THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.**

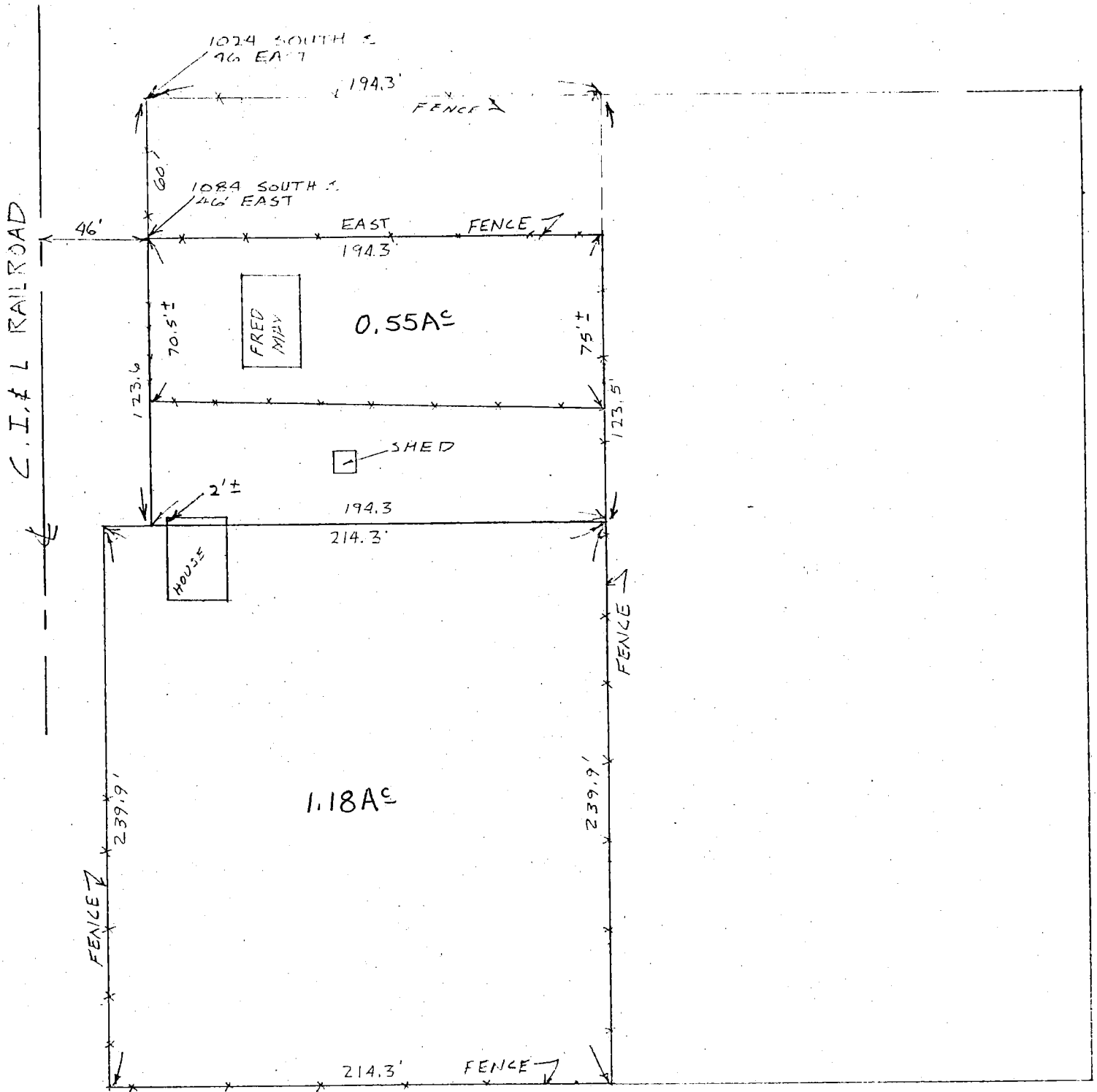
I further certify that to the best of my knowledge this Location Report conforms with the **SURVEYOR LOCATION REPORT** Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

**CERTIFICATION DATE November 4, 1985**

**SURVEYORS SIGNATURE** \_\_\_\_\_

**SURVEYORS JOB NO. 85110401**





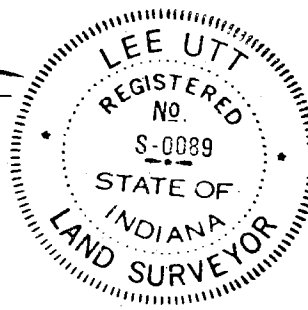
SCALE: 1"=60'

NOV. 10, 1978

MR. & MRS. FRED MAY

*Lee Utt*

LEE UTT RLS # 50089 IND  
1604 SOUTH HENDERSON ST.  
BLOOMINGTON, IND.



IT IS THEREFORE CONSIDERED, ADJUDGED AND DECREED by the Court that the Plaintiffs Frederick A. May and Donnetta F. May, husband and wife, are the owners in fee simple of the following described real estate being located in Monroe County, State of Indiana, and their title thereto is hereby quieted and forever set at rest as against the Defendants and all persons claiming under them, and is hereby described as follows, to-wit:

A part of the Southwest Quarter of Section Thirty-four (34), Township Eight (8) North, Range One (1) West, bounded and described as follows: to-wit: Beginning at a point 1084 feet South of the North line of said Chicago, Indianapolis and Louisville Railroad track, thence running East 194.3 feet; thence South 75 feet more or less and to a fence line; thence Westerly over and along said fence line 194.3 feet more or less and to a point 46 feet East of the center line of the Railroad; thence North 70.5 feet more or less and to the place of beginning.

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IT IS FURTHER CONSIDERED, ADJUDGED AND DECREED by the Court that the Defendants Warren Grubb and Gladys Grubb, husband and wife, are the owners in fee simple of the following described real estate in the County of Monroe, State of Indiana, and their title thereto is hereby quieted and forever set at rest as against the Plaintiffs and all persons claiming under them, and is described as follows: ———

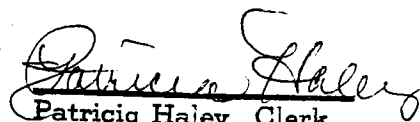
A part of the Southwest Quarter of Section Thirty-four (34), Township Eight (8) North, Range One (1) West, bounded and described as follows, to-wit: Beginning at a point 1084 feet South of the North line of said Quarter section and 46 feet East of the center line of the Chicago, Indianapolis and Louisville Railroad track, thence running East 194.3 feet; thence running South 75 feet more or less to the existing fence line and to the true point of beginning;

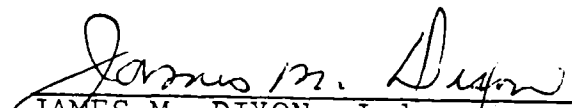
Thence running South 288.5 feet and to the existing fence line, thence running West 214.3 feet, thence running North 239.9 feet; thence East 20 feet; thence North 53.1 feet and to a fence line; thence Easterly 194.3 feet over and along the existing fence line and to the true place of beginning.

The Court now directs the Clerk of this Court to prepare a certified copy of this Decree and deliver the same to the Recorder of Monroe County for recording purposes. The costs of said certified copy together with the fees for recording shall be taxed as costs herein. The Defendants are hereby awarded judgment against Plaintiffs for costs.

SO ORDERED this 19th day of December, 1985.

This is to certify that I, Patricia Haley, am the duly elected Clerk of Circuit Court of Monroe County, Indiana, and the custodian of all records required by law to be filed in said office and this document is a true and accurate copy of the original on file in said office,

  
Patricia Haley, Clerk  
Monroe Circuit Court  
Dated 3-27-86

  
JAMES M. DIXON, Judge  
Monroe Circuit Court

DULY ENTERED  
FOR TAXATION

MAR 28 1986

  
Auditor, Monroe County, Indiana



STATE OF INDIANA )  
COUNTY OF MONROE ) SS:

IN THE MONROE CIRCUIT COURT  
CAUSE NO. CV8312-033A

FREDERICK A. MAY AND  
DONNETTA F. MAY,

Plaintiffs,

vs.

WARREN GRUBB AND  
GLADYS GRUBB,

Defendants.

**FILED**

DEC 19 1985

*Patricia Haley*  
CLERK MONROE CIRCUIT COURT

*Handwritten signature/initials*

DECREE IN QUIET TITLE

Come now the Plaintiffs, Frederick A. May and Donnetta F. May, husband and wife, and by their counsel, A. Edwin Applegate, and come also the Defendants Warren Grubb and Gladys Grubb, husband and wife, and by their counsel, Philip A. Sallee, and upon the claims of the Plaintiffs and the Defendants in Quiet Title, witnesses are sworn, evidence and surveys admitted, stipulations received, and testimony heard, and the Court, being duly advised in the premises, now FINDS as follows:

1. That at the commencement of this action the Plaintiffs were in possession of real estate, the true boundaries of which were not accurately described in Plaintiffs' Complaint.
2. That at the time of commencement of this action the Defendants were in possession of real estate, the true boundaries of which likewise being not accurately described in Plaintiffs' Complaint or Defendants' Counterclaim.
3. That the Plaintiffs May claim an interest in said real estate adverse to the Defendants Grubb.
4. That the Defendants Grubb claim an interest in said real estate adverse to the Plaintiffs May.
5. That the claim of Defendants Grubb to all properties lying within their fenced boundaries is with right and well founded.
6. That the claim of Plaintiffs to property within their fence line, and up to the fence line bordering the North line of the Defendants property is with right and well founded.
7. That the claim of Plaintiffs for property South of their existing boundary fence line with the Defendants is without right and unfounded.
8. That both the Plaintiffs and Defendants are entitled to have their respective titles to real estate quieted.
9. That the Court further finds from the survey of Lee Utt, Registered Land Surveyor, and bearing the date November 10, 1978, that the true boundaries of Plaintiffs' and Defendants' land may be calculated.